

MINUTES

PLANNING & ZONING COMMISSION
ACTING AS
BOARD OF APPEALS

OCTOBER 14, 2021-6:20 P.M.

The meeting was called to order by Bruce Neff, Acting Chairperson. Mike Cook called the roll to which a quorum responded as follows: Mr. Kristan, Mr. Neff, Mr. Palermo and Mr. Zarlenga.

Absent: Mr. Decapua.

Under **NEW BUSINESS**:

ITEM A: A request for an adjustment to Canfield Codified Ordinance Section 1169.03 to have an accessory building (shed) in the side yard at 421 Hickory Hollow by Dave Ronyak. Zoned R-1.

ZONING INSPECTOR: A shed is required to be in the rear yard not on the side. We've granted side yard adjustments before but primarily it's only supposed to be in the rear yard only and 5 feet off the property lines.

MR. KRISTAN: Where does the side end?

ATTY. FORTUNATO: It's along the front. If you draw a line across the front of the house, Mike and I, did that earlier on

MR. KRISTAN: That's the front or the side?

ZONING INSPECTOR: I go from the back of the house all the way out. Anything behind that line. His is on the bend. I draw a line from the back of the house, anything behind there. So, half the shed is in the side yard, half is in the rear.

ATTY. FORTUNATO: We're sure that where the applicant would like to place the shed, is in fact in a side yard.

MR. KRISTAN: Okay.

ZONING INSPECTOR: Do you want to go to the podium and state your name and address.

ATTY. FORTUNATO: You'll be sworn in.

MR. DAVID RONYAK WAS SWORN IN BY MR. NEFF.

DAVID RONYAK: David Ronyak, 421 Hickory Hollow Drive

MR. NEFF: Could you tell us about the shed? Will it be sided with the siding that matches your home?

DAVID RONYAK: It's going to be white but it's wood. It's not vinyl.

ATTY. FORTUNATO: I think the question is, will it match your house?

DAVID RONYAK: Yes. The shingles will match the house.

MR. NEFF: What kind of roof are you putting on it?

DAVID RONYAK: I just had my house done last year. I'm using the exact same shingles.

MR. NEFF: Okay, it's shingles, not a metal roof.

DAVID RONYAK: Yes.

ATTY. FORTUNATO: For the record, if you don't mind, our zoning ordinance requires that your structure be placed in the rear yard. You are entitled to an adjustment or variance from that; which is what we're doing here tonight. Under 1127.03 of our code, this commission is allowed to consider and grant an adjustment based on circumstances that are unique to your property. Situations that make it impossible or impractical for you to comply with the strict reading of the ordinance. Could you explain a little bit of that to us?

DAVID RONYAK: My lot is a pie shaped lot. It's mostly front yard. The way the house is angled, I have very little backyard. The main reason I don't want to put it in the backyard is because it floods in heavy rains. It comes right down between Hickory Hollow between me and my neighbor, it comes right there, it's like a lake. A couple years ago, we had that real bad rain, you couldn't drive through there. But right where my house is, is like the boarder and it just fills up back there. It's soggy most of the year. I don't want my shed back there at all. The way my house is and the way my lot is, I want to put it right up my driveway, off my garage side of my house. It will be convenient. There is a row of arborvitaes between me and my neighbor.

MR. ZARLENGA: You have landscaping between you and your neighbor?

DAVID RONYAK: Yes.

ZONING INSPECTOR: He has about a 2-foot drop between the back of his house and the back of his property.

MR. KRISTAN: You have a side garage and the shed would be off of that?

DAVID RONYAK: Yes, I have pictures if you want to look at them.

MR. KRISTAN: I saw the picture. Mike sent it out.

DAVID RONYAK: I also had a new driveway installed. I expanded that whole area there.

MR. KRISTAN: What are the dimensions?

DAVID RONYAK: 12 x 16.

ZONING INSPECTOR: No one has called and complained.

MR. NEFF: That is what I was going to ask. Because you sent out registered letters to everyone.

ZONING INSPECTOR: Everybody has been notified.

DAVID RONYAK: None of my neighbors approached me about it. Everywhere you look in that neighborhood you see sheds.

MR. ZARLENGA: You don't have any deed restrictions on your property?

DAVID RONYAK: Deed restrictions?

MR. ZARLENGA: The association that you live in?

DAVID RONYAK: No.

MR. ZARLENGA: You're strictly the city ordinance?

DAVID RONYAK: Yes. Is that right, Mike?

ZONING INSPECTOR: That's right.

MR. BRUCE NEFF: Can I entertain a Motion? Or I'll make a Motion.

MR. NEFF: I make a motion to accept and grant this adjustment.

MR. PALERMO: Second.

ROLL CALL ON MOTION:

4 Votes-Yes

0 Votes-No

Motion passes.

MR. NEFF: This meeting is adjourned.


MR. NEFF-ACTING CHAIRPERSON


MIKE COOK, SECRETARY